BOX 50-B

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
[illegible] TN 37203

QUITCLAIM DEED

Address New Owner as Follows:	Send Tax Bill to:	
James E. Talley and all	owner	Map 92-11
P. O. Box 120722		Parcel 205
Nashville, TN 37212-0722		

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the Grantee, the receipt of which is hereby acknowledged, I, **James Talley**, the **Grantor** herein, by these presents does hereby **QUITCLAIM** and **CONVEY** unto **James Talley and wife, Janice Talley**, as tenants by the entireties with rights of survivorship, the **Grantees** herein, their heirs and assigns, all of my right title and interest in and to the following described real property in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot number 148 of Block 11 of Division B in the Plan of the Murphy Land Company's Property, as shown on the plat of record in Book 161, page 126, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Said Lot number 148 fronts 50 feet on the westerly margin of 22nd Avenue North, formerly Felder Avenue in the City of Nashville, Tennessee, and extends back westerly between parallel lines 174 3/4 feet to an alley in the rear.

Being the same property vested in James Halloran, Michael J. Dioguardi and James Talley by Deed recorded in Book 7441, page 295, said Register's Office. The interest of James Halloran was conveyed to Lori D. Halloran by Quitclaim Deed of record as instrument 20081030-0108247, said Register's Office.

The purpose for this conveyance is to vest the present interest of James Talley in James Talley and wife, Janice Talley as tenants by the entireties with rights of survivorship and together they will continue to hold title along with Lori D. Halloran and Michael J. Dioguardi.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

(This is improved real property with a mailing address of 331 22nd Avenue North; Nashville, TN 37215)

IN WITNESS WHEREOF, the undersigned has executed this instrument on the 30 day of December, 2009.

James Talley

BILL GARRETT, Davidson County
Trans:T20090087862 DEEDQC
Recvd: 12/31/09 10:40 2 pgs
Fees:12.00 Taxes:0.00
20091231-0118868

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, James Talley, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument as their free act and deed for the purposes herein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 30 day of December, 2009.

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

Notary Public My commission expires: 1-9-12

State of Tennessee)
Davidson County)

The Actual Consideration or Value, whichever of greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me this ____ day of December, 2009.

NOTARY PUBLIC My commission expires: 1-9-12

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN